

**TRANSFER
TAX
PAID**

WARRANTY DEED**032480****ROBERT A. ROSENTHAL**, Personal Representative of the Estate of Lewis J.Rosenthal and **ARLYNE R. SACKS**, Personal Representative of the Estate of Lewis J.Rosenthal and **ROBERT A. ROSENTHAL** and **ARLYNE R. SACKS**, Trustees ofthe **Lewis J. Rosenthal Revocable Trust** for consideration paid, grant to **DANA****CASWELL**, of Waterville, County of Kennebec and State of Maine with *Warranty**Covenants*, the land in Waterville, County of Kennebec and State of Maine.

Parcel I: A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine bounded and described as follows, to wit:

Beginning at a point marked by a ½ inch iron rebar and cap #1182, said point being on the easterly or northeasterly side of North Avenue, said point being N 56 00'26" W along the easterly or northeasterly side of North Avenue a distance of 152.00 feet from the intersection of the easterly or northeasterly side of North Avenue and the northerly side of Roosevelt Avenue; thence N 56 00'26" W along the easterly or northeasterly side of North Avenue a distance of 164.49 feet to a point marked by a ½ inch iron rebar and cap #1182; thence northerly along a curved line, said curved line having a radius of 5.03 feet and a deflection angle of 142 53'29" right, a distance of 12.56 feet to a point on the southerly side of Johnson Heights, said point being marked with a ½ inch iron rebar and cap #1182; thence S 58 41'52" E along the southerly side of Johnson Heights a distance of 253.59 feet to a point marked by a ½ inch iron rebar and cap #1182; thence S 80 29'57" W a distance of 165.72 feet to the point of beginning. Said parcel to contain 14,500 square feet. Bearings are referenced to an Observed Magnetic North - May, 1994.

Parcel II: A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point on the southerly side of Johnson Heights, said point being N 31 17'38" E a distance of 0.25 feet from a 1 inch iron pipe, said point being the northwesterly corner of land conveyed to R. Vincent Letourneau and Doris L. Letourneau by H. Wilbur Holmes and Elizabeth Holmes on April 11, 1969 by deed recorded in the Kennebec County Registry of deeds in Book 1491, Page 79; thence S 31 17'38" W along the westerly line of land conveyed to R. Vincent Letourneau and Doris L. Letourneau by the above-mentioned deed a distance of 0.25 feet a point marked by the before-mentioned 1 inch iron pipe, and thence continuing S 31 17'38" W along the westerly line of land of Letourneau an additional distance of 99.75 feet, for a total distance of 100.00 feet to a point marked by a 1 ¾ inch iron pipe, said point being the southwesterly corner of Letourneau and the northwesterly corner of Beatrice Daigle (Kennebec Registry of Deeds Book 2540, Page 295) thence continuing S 31 17'38" a distance of 100.00 feet to a 1 inch iron pipe and the northerly side of Roosevelt Avenue, said point being the southwesterly corner of land conveyed to Beatrice Daigle by deed above referred to; thence N 58 41'52" W along the northerly side of Roosevelt Avenue a distance of 35.00 feet to a point marked by a ½ inch iron rebar and cap #1182; thence continuing N 58 41'52" W along the northerly side of Roosevelt Avenue a distance of 19.26 feet to a ½ inch iron rebar and cap #1182, said point being the intersection of the northerly line of Roosevelt Avenue and the easterly or northeasterly side of North Avenue; thence N 56 00'26" W along the easterly or northeasterly side of North Avenue a distance of 152.00 feet to a point marked by a ½

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inch iron rebar and cap #1182; thence N 80 29'57" E a distance of 165.72 feet to a point on the southerly side of Johnson Heights, said point being marked with a ½ inch rebar and cap #1182; thence S 58 41'52" E along the southerly side of Johnson Heights a distance of 25.00 feet to a point marked by a ½ inch iron rebar and cap #1182; thence continuing S 58 41'52" E along the southerly side of Johnson Heights a distance of 25.00 feet to the point of beginning. Said parcel to contain 22,741 square feet. Bearings are referenced to an Observed Magnetic North - May, 1994.

Excepting and reserving to the Waterville Sewerage District a 15 foot sewer line easement according to a deed of Lewis J. Rosenthal to the Waterville Sewerage District dated September 1, 1955 as recorded in the Kennebec County Registry of Deeds in Book 1014, Page 25, said 15 foot strip being centered 42.50 feet westerly along the southerly side of Johnson Heights from the northeasterly corner of the above described parcel, and parallel to the easterly line of the above described parcel.

Parcel I and Parcel II above conveyed are a portion only of the same property conveyed to Lewis J. Rosenthal by deed from George K. Boutelle dated April 18, 1921 and recorded in the Kennebec County Registry of Deeds in Book 594, Page 482. Lewis J. Rosenthal died testate in Kennebec County, his estate being duly probated in the Kennebec County Court of Probate under Docket #86-271. In compliance with the terms of the Last Will and Testament of Lewis J. Rosenthal, a Deed of Distribution dated November 21, 1996 and duly signed by the Personal Representatives of the Estate of Lewis J. Rosenthal, Robert A. Rosenthal and Arlyne R. Sacks, to The Lewis J. Rosenthal Revocable Trust is to be recorded in the Kennebec Registry of Deeds. Robert A. Rosenthal and Arlyne R. Sacks sign this Deed in their capacities as Personal Representatives of the Estate of Lewis J. Rosenthal and as Trustees of The Lewis J. Rosenthal Revocable Trust. The Personal Representatives join this deed to clarify the description contained in paragraph 9 of the Deed of Distribution.

WITNESS our hands and seals this 10th of December, 1996.

Martha E. Hecker

Robert A. Rosenthal
ROBERT A. ROSENTHAL, Personal
Representative of Estate of Lewis J.
Rosenthal

Martha E. Hecker

Arlyne R. Sacks
ARLYNE R. SACKS, Personal
Representative of Estate of Lewis J.
Rosenthal

LEWIS J. ROSENTHAL
REVOCABLE TRUST

Martha E. Hecker

By:

Robert A. Rosenthal
ROBERT A. ROSENTHAL, Trustee

Martha E. Hecker

By:

Arlyne R. Sacks
ARLYNE R. SACKS, Trustee

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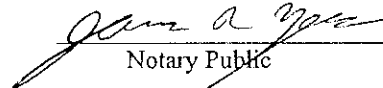
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State of Maine
Kennebec, ss

12-10-96

Then personally appeared the above named Robert A. Rosenthal in his capacity as Personal Representatives and Trustee and acknowledged the foregoing instruments to be his free act and deed.

Before me,

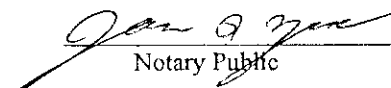

Notary Public
JAMES H. YORK
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES NOVEMBER 22, 2000

State of Maine
Kennebec, ss

12-10-96

Then personally appeared the above named Arlyne R. Sacks in her capacity as Personal Representatives and Trustee and acknowledged the foregoing instruments to be her free act and deed.

Before me,


Notary Public
JAMES H. YORK
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES NOVEMBER 22, 2000

RECEIVED KENNEBEC SS.

96 DEC 12 AM 9:00

WILLIAM H. BROWN
REGISTER OF DEEDS